

Property Upgrades

Address: **15926 Stornoway Dr.**



Date	Item	Cost Estimate
2014	Hardwood flooring added to original home	\$ 18,000
2014	Painted entire interior of the home	\$ 5,000
2014	New Energy efficient windows added to original home	\$ 16,000
2014	Kitchen was redesigned with the addition of 2 new islands with top of the line granite stainless double bowl sink, additional prep sink, and enlarged walk in pantry, additional space for large laundry area, new appliances to include a Commercial Viking Gas Range, Oven and Vent Hood, Built in SubZero Refrigerator and Freezer, Dishwasher and Microwave. Travertine Walls and Mosaic art work above stove. Steel Beams wrapped in solid wood. Additional recessed lighting, Travertine tile flooring, pass through window to back yard pool. Additional Family Room added to kitchen.	\$ 145,000
2014	New Circular Driveway added to Front Exterior	\$ 17,200
2014	Backyard Pavilion with full length bar, granite counter, ice machine, stainless sink & faucet & storage.	\$ 18,200
2014	New 5 ton and 3 ton AC Units - Trane 2014	\$ 13,000
2014	Yard drainage and full sprinkler system added	\$ 11,500
2015	New Swimming Pool/Spa & decking with additional water features	\$ 50,800
2015	Replaced overhead electrical cables with underground cables	\$ 8,000
	An additional 2,981 square feet was added of new construction including a 4 car garage, 3 extra bedrooms, 3 extra full baths with 63" Stainless Steel Rainfall Waterfall Shower Panel Tower Rain Massage System Thermostatic Faucet with Jets & Hand Shower, additional hallway from kitchen to garage and outdoors, exercise room, bonus room & TV room	\$ 165,000
2015	Concrete Foundation and Driveway for New Addition	\$ 27,500
2015	New Energy efficient windows added to new Addition	\$ 13,600
2015	Additional Finishes for 2.5 full bath, including Marble flooring and stand up shower, shower panel tower with multi-functional nozzles & linen cabinetry	\$ 24,000
2015	High efficient AC and Heater for New Addition	\$ 14,000
2015	Tankless Water Heater	\$ 2,200
2015	Hardwood flooring for New Addition	\$ 22,300
2018	Replace hardwood flooring in master bedroom, living room & dining room	\$ 7,000
2019	Rustico washed adobe pavers installed as a full patio under the Pavilion, Additional outdoor cabinets, gazebo, replaced granite countertop	\$ 5,800
		\$ 584,100
	Original Purchase Price	\$ 320,000
	Additional Storage with A/C next to garage is 11x8 and not included in the square footage	
	Total Investment in 15926 Stornoway Dr.	\$ 904,100